

**106 Glenrose Ave. SP (SP# 2005SP-178U-11) Approved by MPC on 1/12/06; Approved by Council 3/21/2006, BL2006-961**

**The property Zoned SP (Glenrose Ave. SP) has the following conditions:**

1. The only allowed use is Office, Building Contractor Supply, and Residential (single-family or live work). There shall be no car lots, automotive repair, fast food, or bar/nightclub permitted.
2. MUN is the fall back zone district.
3. The existing structure is to remain.
4. No more than 1,000 sq. ft. of additional floor area is allowed. Any addition must be located within the rear yard, behind the existing structure, and can be attached or detached.
5. All new development must meet the Metro Stormwater Regulations.
6. Any form of outside storage is prohibited.
7. No additional access to Glenrose Avenue is allowed.
8. Parking is only allowed within the side and rear yard.
9. A "B-5" class buffer yard is required along the western property line.
10. Setbacks are as follows from the property line:
  - a. Front: 20 feet
  - b. Rear: 15 feet
  - c. East: None
  - d. West: 5 feet
11. No razor wire fence shall be permitted.

**Property outlined in blue.**

